

060.0

0005

0011.D

Map

Block

Lot

1 of 2

Apartment

CARD

ARLINGTON

Total Card / Total Parcel

4,828,000 / 5,568,700

APPRAISED: 4,828,000 / 5,568,700

USE VALUE: 4,828,000 / 5,568,700

ASSESSED: 4,828,000 / 5,568,700

**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
114		LOWELL ST, ARLINGTON

OWNERSHIP		Unit #:
Owner 1:	DSBI LLC	
Owner 2:		
Owner 3:		
Street 1:	252 MASSACHUSETTS AVENUE	
Street 2:		

Twn/Cty:	ARLINGTON
St/Prov:	MA
Postal:	02474

Cntry:		Own Occ:	N
Postal:	02474	Type:	

PREVIOUS OWNER	
Owner 1:	HOUSING CORP OF ARLINGTON -
Owner 2:	-
Street 1:	252 MASSACHUSETTS AVENUE
Twn/Cty:	ARLINGTON

St/Prov:	MA	Cntry:	
Postal:	02474	Type:	

NARRATIVE DESCRIPTION	
This parcel contains .88 Sq. Ft. of land mainly classified as Apts. 8 Plus with a Apt- Garden Building built about 2020, having primarily Conc. Block Exterior and 32787 Square Feet, with 28 Units, 20 Baths, 12 3/4 Baths, 1 HalfBath, 0 Rooms, and 0 Bdrm.	

OTHER ASSESSMENTS	
Code	Descrip/No

Amount	Com. Int

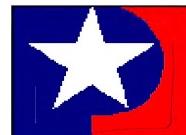
PROPERTY FACTORS	
Item	Code
Z	R7
o	APTS MED
n	100
Census:	Exempt
Flood Haz:	
D	Topo
s	Street
t	Gas:

Land Section (First 7 lines only)	
Use Code	Description LUC Fact
112	Apts. 8 Plus
	No of Units
	Depth / PriceUnits
	Unit Type
	Land Type

LT Factor	Unit Type	Land Type	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
112	Apts. 8 Plus		38335	Sq. Ft.	Site	0	0.	0.00 AA							105	25						
112	Apts. 8 Plus		22	No. of Un	Site	0	63,500.	1.00 AA							1,397,000						1,397,000	

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
112	28751.250	3,431,000		1,397,000	4,828,000		40002
105	9583.750						GIS Ref
							GIS Ref
							Insp Date
							09/21/16

**PATRIOT****Properties Inc.****PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	112	FV	4,171,700	0	38,335.	1,397,000	5,568,700		Year end	12/23/2021
2021	112	FV	244,500	0	38,335.	1,331,000	1,575,500		Year End Roll	12/10/2020
2020	112	FV		0	38,335.	1,210,000	1,210,000	1,210,000	Year End Roll	12/18/2019
2019	112	FV		0	38,335.	1,210,000	1,210,000	1,210,000	Year End Roll	1/3/2019
2018	112	FV		0	38,335.	1,210,000	1,210,000	1,210,000	Year End Roll	12/20/2017
2017	112	FV		0	38,335.	990,000	990,000	990,000	Year End Roll	1/3/2017
2016	112	FV		0	38,335.	990,000	990,000	990,000	Year End	1/4/2016
2015	112	FV		0	38,335.	836,000	836,000	836,000	Year End Roll	12/11/2014

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HOUSING CORP OF	74228-465		3/3/2020	Mult Lots	2,415,000	No	No		
GATELY GEORGE W	67880-1		8/25/2016	Change>Sale	1,420,000	No	No		WPA FORM 5 ORDER OF CONDITIONS. BK 70460 PG 4
ROWSELL ROBERT	42150-575		3/2/2004	Portion-Asst	700,000	No	No		
ROWSLL ROBERT	42150-573		3/2/2004	Portion-Asst	300,000	No	No		
ROWSLL ROBERT	27286-85		5/12/1997	Family		1	No	No	F

**BUILDING PERMITS**

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/14/2020	1263	Heat App	48,000	C				
10/14/2020	1264	Heat App	220,000	C				
4/8/2020	414	New Buil	4,460,414	O				
4/8/2020	413	New Buil	1,007,575	O				
4/28/2007	290	Foundati	130,000		G8	GR FY08	FOR 22 UNIT BLDG	
11/27/1995	673	Manual	1,000				REROOF	

**ACTIVITY INFORMATION**

Date	Result	By	Name
6/21/2020	Permit Visit	DGM	D Mann
4/13/2017	I & E Return	MM	Mary M
3/6/2017	SQ Returned	MM	Mary M
9/21/2016	Inspected	DGM	D Mann
4/7/2009	Meas/Inspect	201	PATRIOT
6/12/2000	Measured	263	PATRIOT
5/1/1990		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA \_\_\_\_\_/\_\_\_\_\_/\_\_\_\_\_

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>						
Type: 83 - Apt- Garden	Sty Ht: 4 - 4 Story	(Liv) Units: 28	Total: 34	Full Bath: 20	A Bath: 1	3/4 Bath: 12	A 3QBth: 1	1/2 Bath: 1	A HBth: 1	OthrFix: 1	Previously known as 19-R Park Ave..							
Foundation: 1 - Concrete	Frame: 2 - Steel	Prime Wall: 21 - Conc. Block	Sec Wall: %	Roof Struct: 4 - Flat	Roof Cover: 11 - Membrane	Color: WHITE	View / Desir:	Kits: 28	A Kits: 1	Frl: 1	WSFlue: 1	OTHER FEATURES						
<b>GENERAL INFORMATION</b>				<b>CONDOS INFORMATION</b>				<b>REMODELING</b>				<b>RES BREAKDOWN</b>						
Grade: B+ - Good (+)	Year Blt: 2020	Eff Yr Blt: 2021	Alt LUC:	Location:	Total Units:	Floor:	% Own:	Exterior:	Interior:	No Unit	RMS	BRS	FL					
Jurisdct: G22	Fact: .	Const Mod:	Lump Sum Adj:	Name:	Special: NC - New Cons't	Override:	Total: 50 %	Additions:	Kitchen:									
<b>INTERIOR INFORMATION</b>				<b>DEPRECIATION</b>				Baths:	Electric:									
Avg Ht/FL: STD	Prim Int Wal: 1 - Drywall	Sec Int Wall: %	Partition: T - Typical	Plumbing:	Heating:	General:	Totals											
Prim Floors: 6 - Ceramic Tile	Sec Floors: %	Bsmnt Flr: 12 - Concrete	Subfloor:				0											
Bsmnt Gar: Electric: 3 - Typical	Insulation: 2 - Typical	Adj \$ / SQ: 168.00	Size Adj.: 0.80000001	Const Adj.: 0.98890531	Adj \$ / SQ: 132.909	Other Features: 342266	Grade Factor: 1.46	NBHD Inf: 1.00000000	NBHD Mod:	WtAv\$/SQ:	AvRate:	Ind.Val	Rate	Parcel ID	Typ	Date	Sale Price	
# Heat Sys: 1	% Heated: 100	% AC: 100	LUC Factor: 1.00	Adj Total: 6861926	Depreciation: 3430963	Final Total: 3431000	Juris. Factor: 1.00	Before Depr: 194.05										
Solar HW: NO	Central Vac: NO	% Com Wal	% Sprinkled: 100	Depreciated Total: 3430963	Special Features: 0	Val/Su Net: 104.65												
<b>MOBILE HOME</b>				Make:	Model:	Serial #:	Year:	Color:					<b>PARCEL ID</b> 060.0-0005-0011.D					
<b>SPEC FEATURES/YARD ITEMS</b>																		
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value	
More: N				Total Yard Items:				Total Special Features:				Total:						